

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
AUGUST 26, 2004
IN CITY COUNCIL CHAMBERS- 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Chairperson Lettieri at 1:35 p.m. Chairperson Lettieri adjourned the meeting at 6:35 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson Tony Lettieri-present
Vice-Chairperson Barry Schultz-present
Commissioner Carolyn Chase-present
Commissioner Kathleen Garcia-present
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji-present
Commissioner Mark Steele-present
Betsy McCullough, Planning Department-not present
Mary Wright, Planning Department-not present
Bob Manis, Planning Department-present
Marcela Escobar-Eck, Development Services-present
Mary Jo Lanzafame, Deputy City Attorney-present
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**
Members of the Peninsula Community Planning Board and Save Our NTC requested that Item No. 8, The Rock Academy at NTC be continued due to a lack of effective noticing to the public. After discussion, it was determined to hear this item at this hearing and not continue.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**
None.

ITEM-4: **DIRECTOR'S REPORT:**
None.

ITEM-5: **COMMISSION COMMENT:**
None.

ITEM-6: **APPROVAL OF THE MINUTES OF AUGUST 12, 2004.**

COMMISSION ACTION:

MOTION BY GARCIA TO APPROVE THE MINUTES OF AUGUST 12, 2004.
Second by Chase. Passed by a 6-0 vote with Vice-Chairperson Schultz recusing.

ITEM-7: **PARKSIDE - PROJECT NO. 11211.**

Mike Westlake presented Report to the Planning Commission No. PC-04-141 and a memo was provided by Deborah Sharpe of the Park & Recreation Department providing modified park requirements for items No. 49 through 52 of the Draft Planned Development Permit.

Testimony in favor by Buzz Gibbs, Peter Fagrell, Doris Chan and Steven Kerch.

Testimony in opposition by Patti Krebs and Mel Hinton.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY STEELE TO CONTINUE TO SEPTEMBER 16, 2004 IN ORDER TO GIVE THE APPLICANT AN OPPORTUNITY TO REDESIGN THE PROJECT WITH A FOCUS ON PROVIDING MORE ACTIVE USES ON THE STREET FRONTAGES AND MORE PEDESTRIAN LINKAGES TO THE STREET. Second by Otsuji. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM-8: APPEAL OF THE ROCK ACADEMY AND CHURCH - PROJECT NO. 9113.

P.J. Fitzgerald presented Report to the Planning Commission No. PC-04-120.

Testimony in favor of the appeal and opposed to the project by Cynthia Conger, Maggie Valentine, Kathleen Blavatt, John McNab and Mignon Scherer.

Testimony in opposition to the appeal and in favor of the project by Miles McPherson, Allan Haynie, August Hunter, Danielle Wilson, Richard Andujo, Anthony Miller, Fernando Correia, Kathy Bruhn, Jeff Bruhn, Levi Guevara, John Kratzer.

Speaker slips in opposition to the appeal submitted but did not speak by: Franklin Kinsey, Maureen Sullivan, Judith Ellis, Judy Boven, Mark Gardner, and David Sorenson.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY GARCIA TO DENY THE APPEAL AND APPROVE THE PROJECT AND CERTIFY THE ADDENDUM TO EIR NO. 99081140 AND ADOPT REVISED MITIGATION, MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS, WITH THE ADDITION OF THE FOLLOWING CONDITION: "THAT WITHIN 90 DAYS OF ENROLLMENT AT 841, 1,500 AND 2,000 STUDENTS, THE ROCK ACADEMY AND CHURCH SHALL SUBMIT TO THE CITY MANAGER A TRANSPORTATION STUDY MEASURING SCHOOL AND CHURCH GENERATED AVERAGE DAILY TRAFFIC AND PEAK HOUR TRAFFIC, AND SHALL ALSO SUBMIT A TRANSPORTATION MANAGEMENT PLAN IDENTIFYING ALTERNATIVE MEASURES TO ENSURE THAT THE PROJECT ADHERES TO THE 4,020 TRIP ADT CAP FOR THE PROJECT." Second by Ontai.

Passed by a 4-0 vote with Vice-Chairperson Schultz, and Commissioners Steele and Otsuji recusing.

ITEM-9: TOWNE CENTRE CORPORATE PLAZA - PROJECT NO. 1591.

Juan Baligad presented the status of the project since the last hearing and offered two project conditions for consideration. Report No. PC-04-105.

Testimony in favor by Bill Steen, Mike Marshall, and Frank Marczenski.

Testimony in opposition by Eve Ewing.

Public testimony was closed.

COMMISSION ACTION:

MOTION BY SCHULTZ TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS AND THAT INFORMATION IS PROVIDED TO THE COUNCIL ON THE HABITAT AREA TO DETERMINE IF THIS IS A HABITAT CORRIDOR AS DEFINED BY STAFF; AND INVESTIGATE THE TRAIL ACCESS TO DETERMINE IF IT IS AN EXISTING CONNECTION. Second by Steele. Passed by a 5-1 vote with Commissioner Chase voting nay and Commissioner Garcia not present.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 6:35 p.m.